

LID Incentives

<b><u>Incentive</u></b>	<b><u>General Description</u></b>	<b><u>Justification</u></b>	<b><u>Costs</u></b>	<b><u>Developer Interest</u></b>
<b>Increased Densities</b>	Allow greater residential densities with the implementation of LID techniques.	With more sensitive design the land is able to manage more units.	Potentially greater impacts needing mitigation.	High
<b>Reduced Review Time / Expedited Review</b>	Commit to a priority status on LID projects with a maximum time between receipt and review.	LID projects may need special studies and reviews that must be identified early.	Impacts to staffing resources and other project review schedules. Outside consultants could also be used to expedite.	High
<b>Administratively Approved Rather than with Hearing</b>	Allow LID subdivisions up to 9 lots in size to be reviewed as short plats. Allow increased SEPA thresholds for LID projects.	Lower impacts result from LID projects and all reviewers may still provide input.	Reduced process may create public perception issues.	High
<b>Property Tax Reduction</b>	Reduce or waive property taxes on an LID project for a given number of years.	Lower service requirements result from lower impacts.	Reduced revenues.	High
<b>Reduced Application Fees</b>	Waive all or a portion of the submittal fees on LID projects.	Due to lesser impacts to the community, lower fees are charged.	Impacts to jurisdiction resources. May be offset by reduced habitat restoration and environmental costs	Medium - High
<b>Public Recognition</b>	Emphasize LID projects on website, at Council meetings and in utility mailers.	Highlight the great development projects going on throughout the area & create public awareness.	Staff resource impacts.	Medium
<b>Dedicated Review Team</b>	Create an LID review team that is familiar with and dedicated to LID projects.	Specialized team with technical expertise is necessary and more efficient assistance and review.	Initial training of team members in LID techniques will be required in any event. Outside consultants could also be used - charged to applicant or paid for by jurisdiction.	Medium
<b>Flexibility in Bulk, Dimensional &amp; Height Restrictions</b>	Allow greater building heights and floor area ratios as well as reduced setbacks.	Provides flexibility in overall site design. Allows reduction in building footprint. Addresses clustering needs.	Consistency/compatibility with existing development and urban design goals.	Low
<b>Adjustments to the Required Parking</b>	Reduce parking requirements.	Reducing parking is both an LID technique for reducing impervious surfaces as well as a way to encourage more projects.	May conflict with other community objectives.	Low
<b>Lower Stormwater System Development Fees</b>	Reduce charges when development meets thresholds.	Lower impacts to system capacity, so lower fees are appropriate.	Reduced capital funds. Compensate by raising charges for conventional developments.	Low